



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		BAKER FARM, LINCOLN

OWNERSHIP

Owner 1:	SPRAYREGEN LUCY
Owner 2:	BRAUCHER TR WILLIAM M
Owner 3:	SHADY GLADE TRUST
Street 1:	PO BOX 6014
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773- Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.16 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1983, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	incl lots 42.4.01.
101	ONE FAM		0.323		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									9,690						9,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	324,200		2.160	809,700	1,133,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 414.59						/Parcel: 355.63	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	397,300	0	2.16	806,500	1,203,800	1,203,800	Create Final value 2019	6/4/2019
2018	101	FV	397,300	0	2.16	806,500	1,203,800	1,203,800	Year End Roll	9/28/2017
2017	101	FV	384,900	0	2.16	806,500	1,191,400	1,191,400	Year End Roll	9/29/2016
2016	101	FV	376,700	0	2.16	754,500	1,131,200	1,131,200	Year End Roll	1/14/2016
2015	101	FV	371,300	0	2.16	699,300	1,070,600	1,070,600	Year End	10/2/2014
2014	101	FV	351,300	0	2.16	689,700	1,041,000	1,041,000	Year End Roll	1/23/2014
2013	101	FV	345,600	0	2.16	669,700	1,015,300	1,015,300	Year End Roll	10/25/2012
2012	101	FV	351,300	0	2.417	697,400	1,048,700	1,048,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JONATHAN WARBUR	14309-18		6/4/1981		100000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/9/2010	4414	MANUAL	41,901	C	7/15/2010			install solar pane
6/20/2007	3716	MANUAL	8,130	C				install solar hot
6/4/2001	2252	RENOVATI	30,000	C	5/25/2002			kitchen
9/30/1993	355	BAYWINDO	3,500	C	12/9/1993			
7/26/1993	296	GAR-STUD	60,000	C	12/9/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2010	PERMIT VISIT	25	D ERSKINE
4/6/2010	MEAS/EXT INS	25	D ERSKINE
5/25/2002	MEAS/EXT INS	613	
1/11/1996	MEAS+INSPCTD	606	
12/9/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	2 - CONC BLOCK		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

COMMENTS

42-4.01.1 ADDED (.17 AC.) 3/22/91

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	7	BR:	4	Bath:	2	HB:	2			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	A - ABV AVG		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET	30%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	GD - Good	14.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		14.4%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals	1	7	4

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.96937841
Const Adj.:	1.00386000
Adj \$ / SQ:	91.473
Other Features:	56250
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	378773
Depreciation:	54543
Depreciated Total:	324230

COMPARABLE SALES

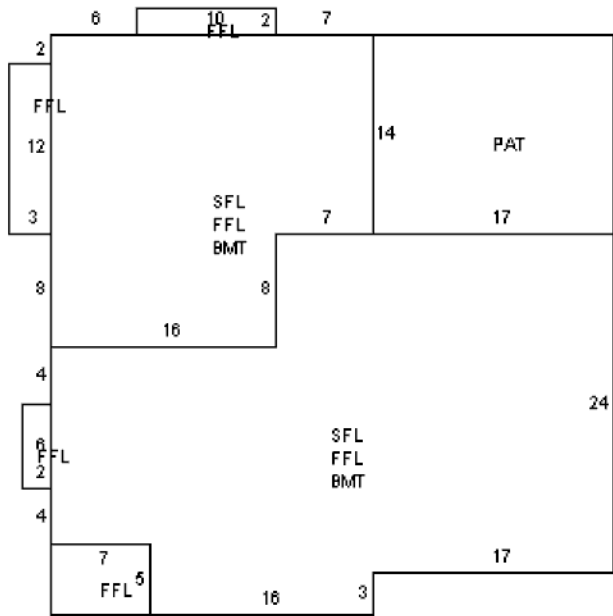
Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	0.00000
Juris. Factor:	Val/Su Fin:	118.54	
Special Features:	0	Val/Su Net:	75.59
Final Total:	324200	Val/Su SzAd	118.54

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

SKETCH



More:	N	Total Yard Items:		Total Special Features:		Total:	
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,419	91.470	129,801	
BMT	BASEMENT	1,316	22.870	30,095	
SFL	2ND FLOOR	1,316	91.470	120,379	
PAT	PATIO	238	7.000	1,666	
Net Sketched Area:		4,289	Total:	281,941	
Size Ad	2735	Gross Area	4289	FinArea	2735

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

